BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
2857	45	RF-1	1A10

Address of Property: 2810 Sherman Ave NW

ZONING INFORMATION

Relief from section(s): E-502.1, E210.1, U-320.2, E207.4/207.5

Type of Relief: Special Exception

Brief description of proposed project: Rear and third floor addition, conversion to 3 units. Seeking releif for 70% lot occupancy, releif from the 10 rear addiiton max, and releif for 3rd unit.

Present use of Property: Single Family

Proposed use of Property: 3-Unit apartment house

CONTACT INFORMATION

Owner Information
Name: YOUSSEF SEMAAN
E-mail: joe@yciproperties.com
Address: 2810 Sherman Ave NW Washington DC 20001
Phone No.s: (540)818-5087
Phone No. Alternate:

Authorized Agent Information
Name: Adam Crain
E-mail: adam@2plys.com
Address: 43414 Mountcastle DrSouth Riding, VA 20152
Phone No.s: (540)818-5087
Phone No. Alternate:

WAIVERS

- **Solar:**
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	$1560	1	$1560
Grand Total			**1560**

SIGNATURE	Date
Adam Crain	10/28/2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21562
EXHIBIT NO. 1A